

Prepared by and Return to:
Dorothy Doody, an employee of
Reis Title
1591 Hayley Lane, Suite 101
Ft. Myers, Florida 33907
(239)277-0222
File No.: 3375-687836-07

SPECIAL WARRANTY DEED

State of Florida

County of Broward

THIS SPECIAL WARRANTY DEED is made on May 27, 2008, between

U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities 2006-AC2,

having a business address at: 8480 Stage Coach Circle, Frederick, MD 21701
("Grantor"). and

Zhonggang Li, a single person and Hai Quan Li and Ling Nian Jin, husband and wife as Joint Tenants with full rights of survivorship

having a mailing address of: 5969 NW 75th Way, Parkland, FL 33067
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Broward**, State of **Florida**, to-wit:

The N 1/3 of the SW 1/4 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 2, Township 48 South, Range 41 East, Broward County, Florida; also known as Lot 78-A, of Pine Tree Estates, unrecorded.

POA recorded October 12, 2007 as Instrument No. 107442497 in Book 44709, Pages 1353-1354 in Broward County, Florida.

Tax Parcel Identification Number: **18102-00-01130**

authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2007**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

U.S. Bank National Association, as Trustee for
Bear Stearns Asset Backed Securities 2006-
AC2, a Delaware corporation

Erick Wenk
Assistant Vice President

By: _____, by
Wells Fargo Bank, NA, its attorney
in fact

Signed, sealed and delivered in our presence:

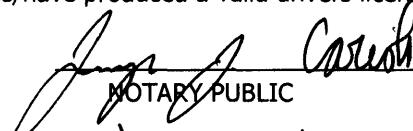
Tina Mackey
Witness Signature
Print Name: Tina Mackey

Celeste Araneta
Witness Signature
Print Name: Celeste Araneta

County of

FREDERICK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **May 27, 2008**,
by Erick Wink, as by Wells Fargo Bank, NA, it's attorney in fact, and, as
on behalf of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed
Securities 2006-AC2, a Delaware corporation, existing under the laws of the State of Delaware,
who is/are personally known to me or who has/have produced a valid drivers license as identification.



NOTARY PUBLIC

JOSEPH J. CARIOLA

Printed Name of Notary
My Commission Expires: _____

JOSEPH J. CARIOLA NOTARY PUBLIC FREDERICK COUNTY MARYLAND MY COMMISSION EXPIRES APRIL 13, 2011
